



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-93-15

Property Address: 2603 Hazelwood Drive

Property Owner: Lisa E. Monette

Project Contact: Larry Dean

Nature of Case: A request for a .3 foot side yard setback variance to legalize an existing structure and expand it vertically pursuant to Section 2.2.1 of the Unified Development Ordinance resulting in a 9.7 foot side yard setback for a .21 acre property zoned Residential-4.



2603 Hazelwood Drive – Location Map

To BOA: 6-9-14 (Approved but has since expired), 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4



2603 Hazelwood Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Applicant Response: Testimony to be provided at the hearing.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Applicant Response: Testimony to be provided at the hearing.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Applicant Response: Testimony to be provided at the hearing.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Applicant Response: Testimony to be provided at the hearing.

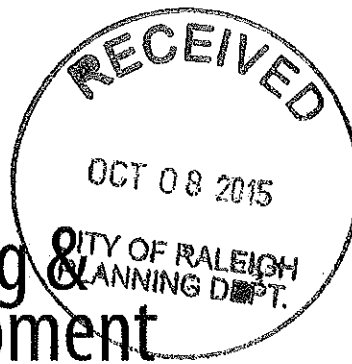
Setback Standards: The subject property is zoned Residential-4

Yard Type	Minimum Setback
Primary Street	20'
Side Street	15'
Side lot line	10'
Sum of sides	20'
Rear	30'

A-93-15



Planning & Development



**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Lisa Monette, property owner, requests a 0.3' side yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to legalize an existing dwelling and allow for its vertical expansion resulting in a 9.7 foot side yard setback for property zoned Residential-4 and located at 2603 Hazelwood Drive.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. A-30-14 - 06/09/14 Approved. Variance expired prior to permitting.		

GENERAL INFORMATION		
Property Address 2603 Hazelwood Dr		Date 10-8-2015
Property PIN 1705606907	Current Zoning R4	
Nearest Intersection Kenmore Drive		Property size (in acres) .21 acres
Property Owner Lisa Monette 201 Park at North Hills St #031 Raleigh, NC 27609	Phone 919-412-6461	Fax
	Email LMonette@gmail.com	
Project Contact Person Louis Cherry	Phone 919-971-2299	Fax
	Email louis@louischerry.com	
Property Owner Signature 	Email	
Notary 	Notary Signature and Seal 	
Sworn and subscribed before me this <u>8th</u> day of <u>October</u> , 20 <u>15</u>		

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to which this request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.


[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0011809** PIN # **1705606907**
[Account Search](#)

 Location Address Property Description
2603 HAZELWOOD DR **HAZELWOOD DR**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner MONETTE, LISA (Use the Deeds link to view any additional owners)		Owner's Mailing Address 2603 HAZELWOOD DR RALEIGH NC 27608-1413	Property Location Address 2603 HAZELWOOD DR RALEIGH NC 27608-1413
Administrative Data Old Map # F033-F0115-0012 Map/Scale 1705 19 VCS 01RA250 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .21 Permit Date 8/24/1993 Permit # 0000014329		Transfer Information Deed Date 4/3/2014 Book & Page 15621 2556 Revenue Stamps 665.00 Pkg Sale Date 4/3/2014 Pkg Sale Price \$332,500 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,042	Assessed Value Land Value Assessed \$268,000 Bldg. Value Assessed \$116,535 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$384,535 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

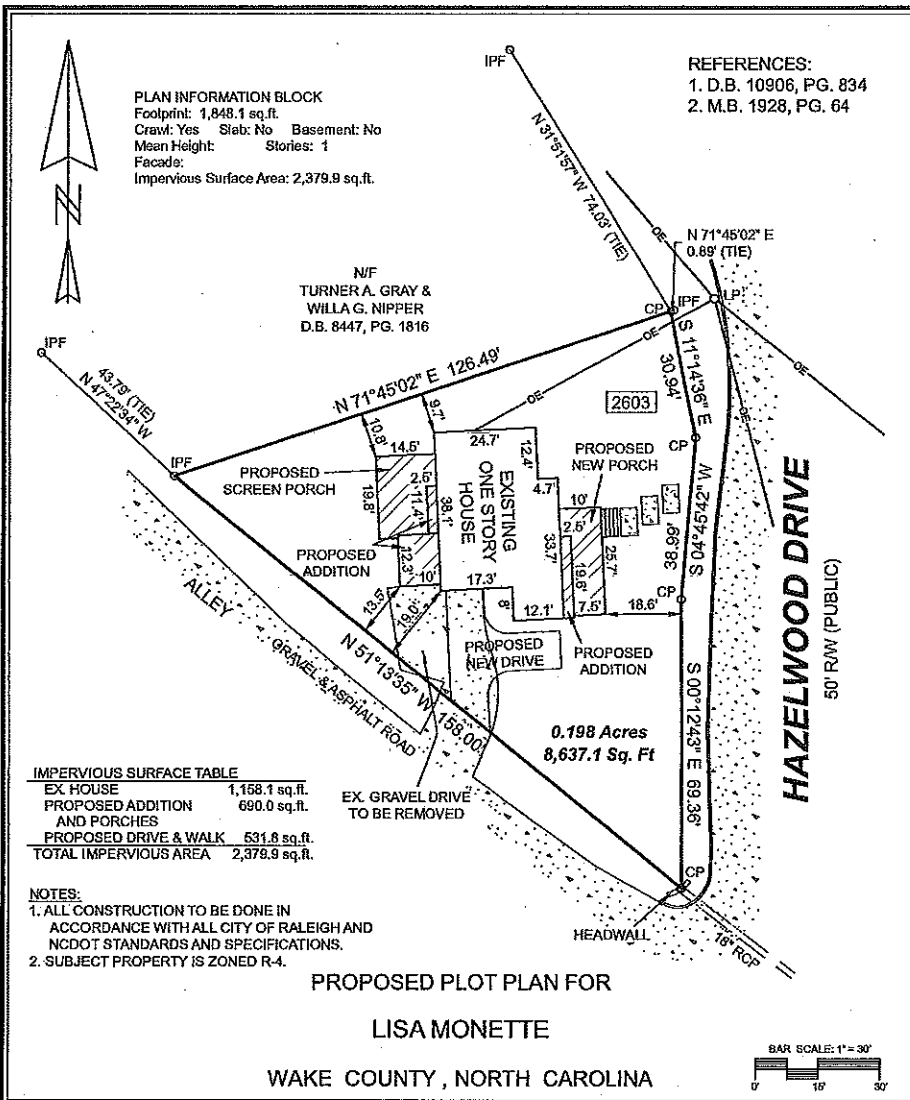
The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

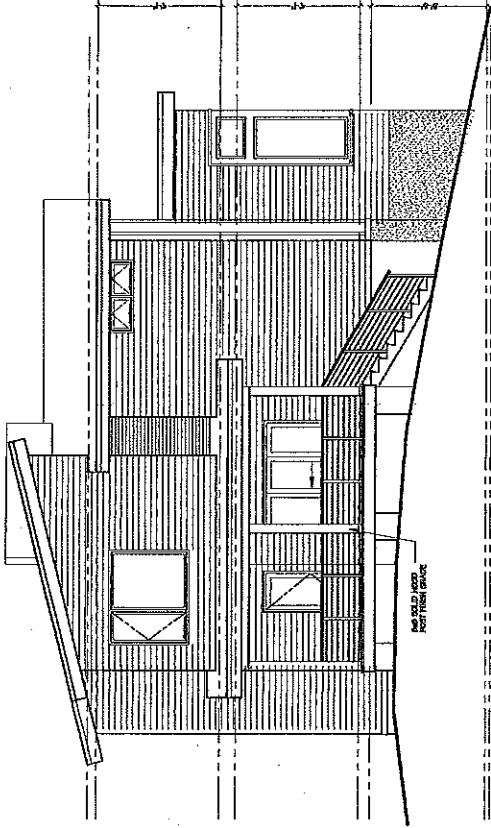
Real Estate ID **0011809**PIN # **1705606907**Account
SearchLocation Address
2603 HAZELWOOD DRProperty Description
HAZELWOOD DR[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 2603 HAZELWOOD DR		Building Description 01RA250		Card 01 Of 01	
Bldg Type 01 Single Family Units 1 Heated Area 1,042 Story Height 1 Story Style Conventional Basement 33% Partial Bas Exterior Frame Const Type Heating Central Air Cond Central Plumbing 1 BATH		Year Blt 1953 Eff Year 1980 Addns 1993 Remod Int. Adjust. BSMT-Unfinished Other Features One Fireplace		Base Bldg Value \$105,066 Grade B 00 Cond % B 79% Market Adj. F 130% Market Adj. B 90% Accrued % 92% Incomplete Code Card 01 Value \$116,535 All Other Cards Land Value Assessed \$268,000 Total Value Assessed \$384,535	
Main and Addition Summary				Other Improvements	
Story	Type	Code	Area	Inc	Units DesItem Code Year %ADJ Inc Value
M	1	FR/PB	1042		
A	EP	T	96		
B	EP	T	45		
C	DK	@	349		
D	OP	R	24		
E					
F					
G					
H					
Building Sketch 				Photograph 12/7/2011 	
				0011809 12/07/2011	

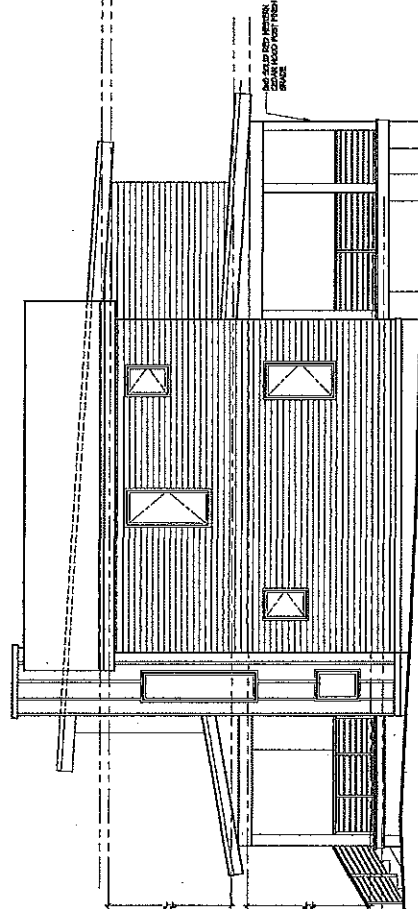
SCALE: 1" = 30'	LOT 27 AND THE EASTERN PART OF LOT 26	LEGEND: IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT C = CONCRETE MONUMENT D = DECK P = PORCH SD = SCREEN DECK SD = SCREEN DECK LP = LIGHT POLE PP = POWER POLE -OE- = OVERHEAD ELECTRIC LINE ---F--- = FENCE SH = SHED S = STOOP
DATE: 15 SEPTEMBER 2015	SUBDIVISION <u>ANDERSON HEIGHTS</u> AS	
FILE NAME: Anderson Heights Lot 27.dwg	RECORDED IN MAP BOOK 1928 PAGE 64	
TOWNSHIP: RALEIGH	WAKE COUNTY REGISTRY.	



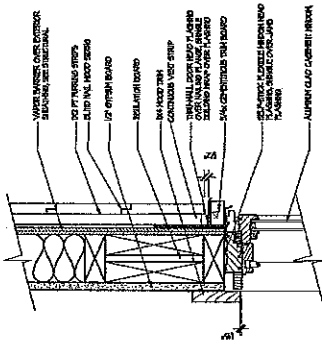
<p>SEAL:</p> <p>NORTH CAROLINA PROFESSIONAL SEAL L-4585 LAND SURVEYOR KEVIN S. CHANCE</p>	<p>6900 FIELD HILL ROAD RALEIGH, NORTH CAROLINA - 27603</p> <p>CHANCE SURVEYING COMPANY, P.A.</p> <p>LICENSE NO. C-2964</p> <p>www.chancesurvey.com PHONE (919) 329-5795 EMAIL: kchance@nc.rr.com</p>	<p>VICINITY MAP (N.T.S.)</p> <p>HAZELWOOD DR. ROYSER ST. OXFORD RD. KENMORE DR. BEECHPROSE RD.</p> <p>SITE</p>
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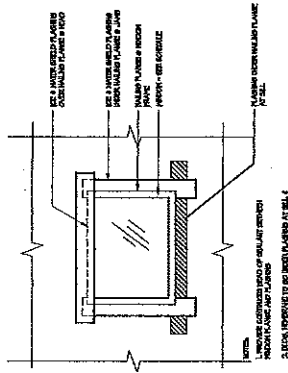
REAR ELEVATION
1/8" = 1'-0"



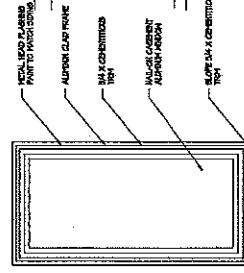
RIGHT SIDE ELEVATION
1/8" = 1'-0"



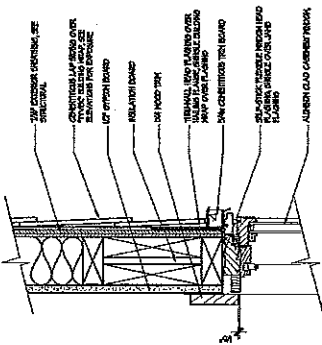
5 DETAIL @ WOOD SIDING
3/4" = 1'-0"



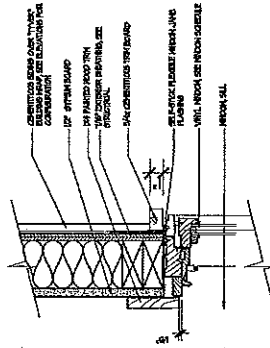
4 WINDOW FLASHING
3/4" = 1'-0"



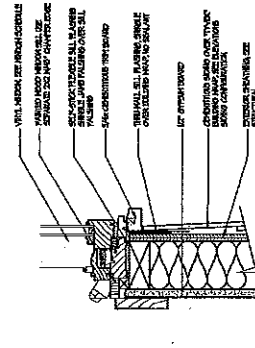
3 EXTERIOR WINDOW TRIM
3/4" = 1'-0"



8 TYPICAL HEAD DETAIL
3/4" = 1'-0"



7 TYPICAL JAMB DETAIL
3/4" = 1'-0"



6 TYPICAL SILL DETAIL
3/4" = 1'-0"

DATE:	09.14.2015
REVISION	BY

BUILDING
ELEVATIONS

SCALE: 1/4"=1'-0"

A-4

